

RETRANS
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WARRANTY DEED

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019258

EDWARD R. RINGEL and EILEEN W. RINGEL of Oakland, County of Kennebec and State of Maine for consideration paid, grant to JEFFREY M. CUSHING and MARLENE M. CUSHING of Willington, County of TOLLAND and State of Connecticut with WARRANTY COVENANTS, as joint tenants, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land located in Waterville, County of Kennebec and State of Maine, further described as follows:

Beginning at a point marked with an iron pin and representing the westerly corner of Lot 31 also representing the intersection of Ridge Road and Pleasant Hill Drive; thence, heading N 44° 39' 11" E 138.00' (one hundred thirty eight and zero hundredths feet) along Ridge Road to a point marked with an iron pin and representing the northerly corner of said Lot 31 also representing the westerly corner of Lot 32; thence, heading S 56° 09' 18" E 223.97' (two hundred twenty three and ninty seven hundredths feet) along the southerly line of Lot 32 and the northerly line of said Lot 31 to a point marked with an iron pin and representing the easterly corner of said Lot 31 to a point marked with an iron pin and representing the easterly corner of said Lot 31; thence, heading S 44° 39' 11" W 180.00' (one hundred eighty and zero hundredths feet) along Lots 68 and 69 to a point marked with an iron pin and representing the westerly corner of lot 69 also representing the southerly corner of said Lot 31; thence, heading N 45° 20' 49" W 220.00' (two hundred twenty and zero hundredths feet along Pleasant hill Drive to the beginning point.

Being the same premises conveyed to Edward R. Ringel and Eileen W. Ringel by warranty deed of John F. McDonough and Karen J. McDonough dated September 18, 1985 and recorded in the Kennebec Registry of Deeds in Book 2890, Page 159.

Above description meaning and intending to describe Lot 31 of the Ridge Road Development approved by the Waterville Planning Board June 13, 1977 and registered in the Kennebec County Registry of Deeds, File D-77074. Said Lot 31 contained 34,980 sq. ft.

Lot 31 also has an easement 2.5' wide along the property line between Lots 31 and 68 and 31 and 69. Said easement is adjacent to similar easements on Lots 68 and 69 to form a 5.0' wide easement for purposes of private sewer service for Lot 32.

This property is subject to certain restrictions contained in a Declaration of Deed Restrictions for Ridge Road Development dated June 8, 1983 and recorded in the Kennebec County Registry of Deeds in Book 2575, Page 93, to which reference may be had for a more particular description of said restrictions.

WITNESS our hands and seals this 24th day of August, 1990.

R. M. M.
WITNESS To Birth

Edward R. Ringel
EDWARD R. RINGEL

WITNESS

Eileen W. Ringel
EILEEN W. RINGEL

THE STATE OF MAINE
Kennebec, ss.

August 24, 1990, 1990

Then personally appeared the above named EDWARD R. RINGEL and EILEEN W. RINGEL and acknowledged the foregoing instrument to be their free act and deed.

Before me,

R. M. M.
Notary Public

ROBERT M. MARDEN
ATTORNEY AT LAW - NOTARY PUBLIC
MY COMMISSION EXPIRES NOVEMBER 5, 1995

RECEIVED KENNEBEC SS.

1990 AUG 28 AM 9:00

WITNESSES: Harold (Paul) Brown
REGISTER OF DEEDS